



Eden Court, Horden, Peterlee, SR8 4LE

welcome to

Eden Court, Horden Peterlee

A delightful two-bedroom semi-detached modern home tucked away in a quiet cul-de-sac, offering peace and tranquillity throughout.

Entrance Hallway

Staircase to first floor landing, radiator, door to front, understairs storage cupboard.

W C

2 piece white suite comprising of:- close coupled WC with chrome dual flush, pedestal wash hand basin with tiled splashback, radiator, wall mounted vanity unit.

Kitchen

6' x 11' 8" (1.83m x 3.56m)

Fitted with a range of wall and base units with roll top surface, stainless steel sink/drainers with mixer tap, plumbing for washing machine, built in oven with 4 ring induction hob and a pull out extractor fan above, part tiled walls, cupboard housing boiler, double glazed window to front, radiator.

Lounge

8' 7" increasing to 11ft 11in x 12' 7" to 5ft 8in (2.62m increasing to 11ft 11in x 3.84m to 5ft 8in)

"L" shaped, radiator, TV point, double glazed window and archway leading into:-

Conservatory/Garden Room

8' 10" x 10' 10" (2.69m x 3.30m)

French doors onto rear garden, wall mounted electric radiator.

First Floor Landing

Loft access, airing cupboard with shelving.

Bathroom

3 piece suite comprising of:- panelled bath with over bath shower, pedestal wash hand basin, close coupled WC, part tiled walls, double glazed window to rear, extractor fan, wall mirrored vanity unit, radiator.

Master Bedroom

11' 7" x 9' 1" extending to 10ft 2in (3.53m x 2.77m extending to 10ft 2in)

(plus wardrobe), double glazed window to front, built in wardrobes, radiator, TV point.

Bedroom 2

12' 2" narrowing to 9ft 4in x 6' 6" narrowing to 3ft 3in (3.71m narrowing to 9ft 4in x 1.98m narrowing to 3ft 3in) (into alcoves), double glazed window to rear, radiator.



Externally

Front Garden

Lawned with pathway to front door.

Rear Garden

Small patio area, enclosed, artificial grass.



view this property online mannersandharrison.co.uk/Property/HAR120064



welcome to

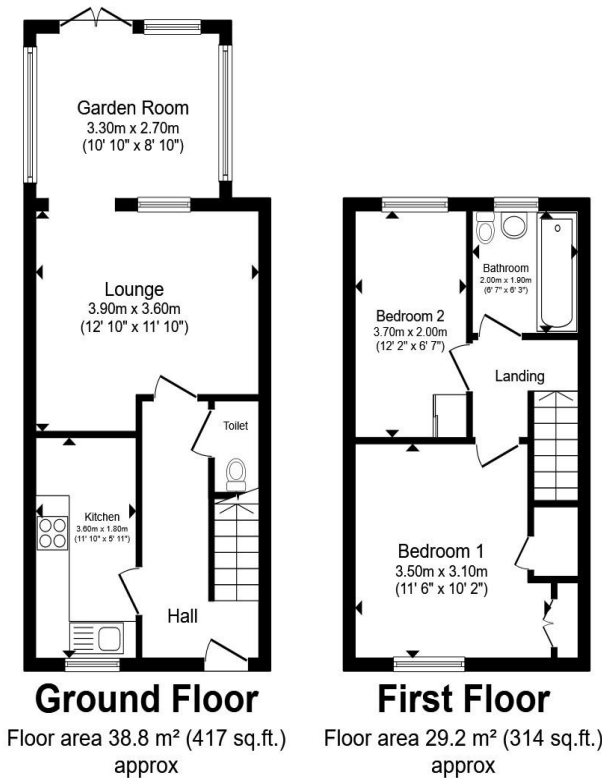
Eden Court, Horden Peterlee

- CUL-DE-SAC LOCATION
- GARDEN ROOM
- DOWNSTAIRS WC
- TWO DOUBLE BEDROOMS
- FRONT AND REAR GARDENS & DRIVEWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£120,000



Total floor area 68.0 m² (732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

manners
& harrison

view this property online mannersandharrison.co.uk/Property/HAR120064



Property Ref:
HAR120064 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk